

Peninsula CSD 2021 Financial Plan



Draft Tables
5/7/2021



BARTLE WELLS ASSOCIATES
Independent Public Finance Advisors

Peninsula CSD Growth Projections

Current Customers (Equivalent Dwelling / Benefit Units)

Service Area	Water	Wastewater	Fire	Streets& Lighting	Stormdrainage	Parks & Recreation
Town of Samoa						
Residential	99	99		168		168
Commercial	11	11		32		32
Total Samoa	110	110		200		200
Fairhaven/Finntown						
Residential	69					
Commercial	400					
Total Fairhaven/Finntown	469					
Total Peninsula CSD	579	110	3,200	200	250	200

Peninsula CSD - Town of Samoa Growth Projection

Year	Phase	Residential New Units ¹	Total Residential Units	Commercial New Units ¹	Total Commercial Units	Total Water/ Wastewater EDUs	Growth %
0			99		11	110	
1	1	80	179		11	190	73%
2		0	179		11	190	0%
3		0	179		11	190	0%
4	2	10	189		11	200	5%
5	3	6	195		11	206	3%
6	4	3	198		11	209	1%
7	5	16	214		11	225	8%
8	6	5	219		11	230	2%
9	7	25	244		11	255	11%
10	8	0	244	10	21	265	4%
11	9	1	245		21	266	0%
12	10	22	267		21	288	8%
13	11	13	280		21	301	5%
14	12	12	292		21	313	4%
15	13	16	308		21	329	5%
16	14	18	326		21	347	5%
17	15	20	346		21	367	6%
18	16	13	359		21	380	4%
19	17	17	376		21	397	4%
20	18	15	391		21	412	4%
21	19	17	408		21	429	4%
22	20	0	408	80	101	509	19%
23		0	408		101	509	0%
24		0	408		101	509	0%
Total Buildout Units						509	363%

Notes: No growth projected for Fairhaven / Finntown

Source: EDUMethodology-calcs080218; BWA estimates based on latest projections

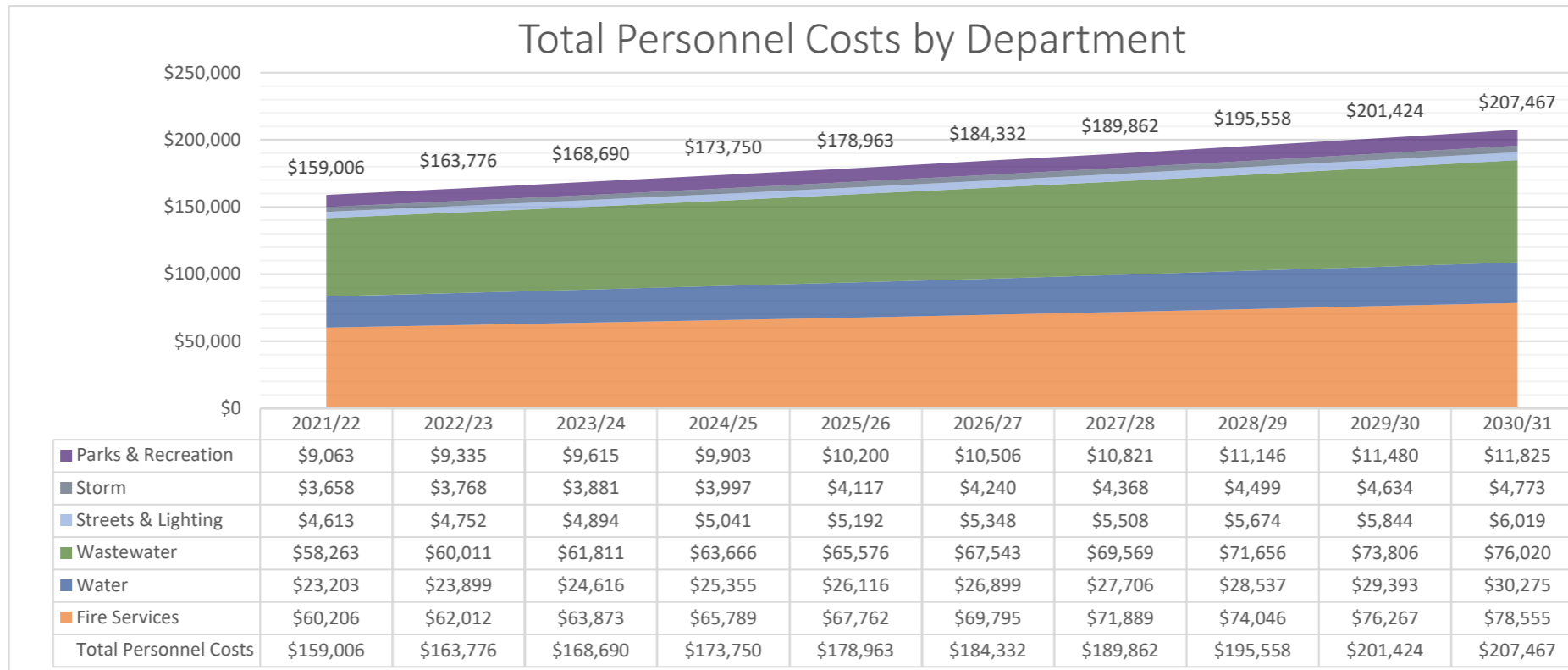
Personnel Cost Allocation - Total Salary & Benefits

Title	Total Salary + Benefits	<u>Total Allocations (%)</u>						Total All Services
		Fire Services	Water	Wastewater	Streets & Lighting	Storm	Parks & Recreation	
Utility Operations Lead	\$54,000	30%	20%	40%	2%	2%	6%	100%
Water Utility Operator (PT)	\$25,000		100%					100%
Utility Worker (PT)	\$27,000	42%	2%	43%	5%	3%	5%	100%
Maintenance Worker (PT)	\$0	5%	5%	5%	5%	5%	75%	100%
District Manager/ Fire Chief	\$54,000	30%	20%	40%	2%	2%	6%	100%
Clerk/ Administrator	\$33,750	62%	2%	23%	5%	3%	5%	100%
Legal Counsel	\$10,000	62%	2%	23%	5%	3%	5%	100%
Auditor (Annual Audit)	\$0	62%	2%	23%	5%	3%	5%	100%
Board Stipend	\$0	62%	2%	23%	5%	3%	5%	100%
CPA/Bookkeeping	\$2,500	62%	2%	23%	5%	3%	5%	100%
Engineering/Ops Consult	\$3,000	72%	5%	23%				100%
IT Services	\$500	62%	2%	23%	5%	3%	5%	100%
Total	\$209,750							

Title	Total Salary + Benefits	<u>Total Allocations (\$)</u>						Total All Services
		Fire Services	Water	Wastewater	Streets & Lighting	Storm	Parks & Recreation	
Utility Operations Lead	\$54,000	\$16,200	\$10,800	\$21,600	\$1,080	\$1,080	\$3,240	\$54,000
Water Utility Operator (PT)	\$25,000	\$0	\$25,000	\$0	\$0	\$0	\$0	\$25,000
Utility Worker (PT)	\$27,000	\$11,340	\$540	\$11,610	\$1,350	\$810	\$1,350	\$27,000
Maintenance Worker (PT)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Manager/ Fire Chief	\$54,000	\$16,200	\$10,800	\$21,600	\$1,080	\$1,080	\$3,240	\$54,000
Clerk/ Administrator	\$33,750	\$20,925	\$675	\$7,763	\$1,688	\$1,013	\$1,688	\$33,750
Legal Counsel	\$10,000	\$6,200	\$200	\$2,300	\$500	\$300	\$500	\$10,000
Auditor (Annual Audit)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Board Stipend	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CPA/Bookkeeping	\$2,500	\$1,550	\$50	\$575	\$125	\$75	\$125	\$2,500
Engineering/Ops Consult	\$3,000	\$2,160	\$150	\$690	\$0	\$0	\$0	\$3,000
IT Services	\$500	\$310	\$10	\$115	\$25	\$15	\$25	\$500
Total	\$209,750	\$74,885	\$48,225	\$66,253	\$5,848	\$4,373	\$10,168	\$209,750

Source: Peninsula CSD Initial FY 2019-2020 Budget

Utility Worker	\$27,000	Volunteer	Volunteer	1/2 Time	1/2 Time	1/2 Time	1/2 Time	1/2 Time	1/2 Time	1/2 Time	1/2 Time	1/2 Time	1/2 Time
Fire Services		\$0	\$0	\$5,670	\$5,670	\$5,670	\$5,670	\$5,670	\$5,670	\$5,670	\$5,670	\$5,670	\$5,670
Water		\$0	\$0	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270
Wastewater		\$0	\$0	\$5,805	\$5,805	\$5,805	\$5,805	\$5,805	\$5,805	\$5,805	\$5,805	\$5,805	\$5,805
Streets & Lighting		\$0	\$0	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675
Storm		\$0	\$0	\$405	\$405	\$405	\$405	\$405	\$405	\$405	\$405	\$405	\$405
Parks & Recreation		\$0	\$0	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675
Annual Projected Total		\$0	\$0	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500
All Other Employees	\$16,000	Full Time	Full Time	Full Time	Full Time	Full Time	Full Time	Full Time	Full Time	Full Time	Full Time	Full Time	Full Time
Fire Services		\$9,920	\$9,920	\$9,920	\$9,920	\$9,920	\$9,920	\$9,920	\$9,920	\$9,920	\$9,920	\$9,920	\$9,920
Water		\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320
Wastewater		\$3,680	\$3,680	\$3,680	\$3,680	\$3,680	\$3,680	\$3,680	\$3,680	\$3,680	\$3,680	\$3,680	\$3,680
Streets & Lighting		\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800
Storm		\$480	\$480	\$480	\$480	\$480	\$480	\$480	\$480	\$480	\$480	\$480	\$480
Parks & Recreation		\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800
Annual Projected Total		\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000
Total Personnel Costs - Inflation Adjusted	\$209,750		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Year			1	2	3	4	5	6	7	8	9	10	
Fire Services		\$20,383	\$52,783	\$60,206	\$62,012	\$63,873	\$65,789	\$67,762	\$69,795	\$71,889	\$74,046	\$76,267	\$78,555
Water		\$658	\$22,258	\$23,203	\$23,899	\$24,616	\$25,355	\$26,116	\$26,899	\$27,706	\$28,537	\$29,393	\$30,275
Wastewater		\$7,561	\$50,761	\$58,263	\$60,011	\$61,811	\$63,666	\$65,576	\$67,543	\$69,569	\$71,656	\$73,806	\$76,020
Streets & Lighting		\$1,644	\$3,804	\$4,613	\$4,752	\$4,894	\$5,041	\$5,192	\$5,348	\$5,508	\$5,674	\$5,844	\$6,019
Storm		\$986	\$3,146	\$3,658	\$3,768	\$3,881	\$3,997	\$4,117	\$4,240	\$4,368	\$4,499	\$4,634	\$4,773
Parks & Recreation		\$1,644	\$8,124	\$9,063	\$9,335	\$9,615	\$9,903	\$10,200	\$10,506	\$10,821	\$11,146	\$11,480	\$11,825
Total Personnel Costs	10 Year Projection	\$32,875	\$140,875	\$159,006	\$163,776	\$168,690	\$173,750	\$178,963	\$184,332	\$189,862	\$195,558	\$201,424	\$207,467



Source: Peninsula CSD Initial FY 2019-2020 Budget

SPFPD Fire Revenue Projection

Fund Type	Budget Y0		0	1	2	3	4	5	6	7	8	9	10
	2019/2020	Escalator	2020/2021	2021/2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2029/31
Rate/Fee Revenue													
Property Taxes - Current secured	\$0	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes- Prior Years	\$1,000	3%	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384
Special Tax	\$60,000	3%	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Benefit Assessment Revenues (1)	\$0	Table 4	\$0	\$208,000	\$214,240	\$220,667	\$227,997	\$235,276	\$242,561	\$251,079	\$259,011	\$268,840	\$277,754
User Fee Revenues	\$0	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Rate/Fee Revenue	\$61,000		\$61,030	\$209,061	\$215,333	\$221,793	\$229,157	\$236,470	\$243,791	\$252,346	\$260,316	\$270,184	\$279,138
Other Revenue													
Interest Earnings	\$1,500	3%	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957	\$2,016	\$2,076
Rents & Concessions	\$48,000	3%	\$49,440	\$50,923	\$52,451	\$54,024	\$55,645	\$57,315	\$59,034	\$60,805	\$62,629	\$64,508	\$66,443
Other Revenue	\$700	3%	\$721	\$743	\$765	\$788	\$811	\$836	\$861	\$887	\$913	\$941	\$969
Trust Fund Revenue	\$50	3%	\$52	\$53	\$55	\$56	\$58	\$60	\$61	\$63	\$65	\$67	\$69
Office Equipment/Furniture Capital Contribution	\$0	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PCSD Facilities	\$0	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Use Income	\$0	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency Fund Contribution	\$0	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unrestricted fund carryover	\$0	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Revenue	\$50,250		\$51,758	\$53,310	\$54,910	\$56,557	\$58,254	\$60,001	\$61,801	\$63,655	\$65,565	\$67,532	\$69,558
Total Revenue	\$111,250		\$112,788	\$262,371	\$270,242	\$278,350	\$287,410	\$296,472	\$305,592	\$316,001	\$325,881	\$337,716	\$348,696

1 - Based on assumed \$65.00/EBU assessment, from Table 6

Source: Peninsula CSD Initial 2018-19 Budget

Annual Operating Expenditures - Fire

Fire Operating Costs - Fund Type	Budget		2020/21	1 2021/22	2 2021/23	3 2021/24	4 2021/25	5 2021/26	6 2021/27	7 2021/28	8 2021/29	9 2021/30	10 2021/31
	2019/20	Escalator											
Fire Personnel Costs - Table 3	\$20,383	Table 3	\$52,783	\$60,206	\$62,012	\$63,873	\$65,789	\$67,762	\$69,795	\$71,889	\$74,046	\$76,267	\$78,555
Trust Fund Expenditures	\$0	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retirement Benefits (CALPers)	\$85,000	3%	\$87,550	\$90,177	\$92,882	\$95,668	\$98,538	\$101,494	\$104,539	\$107,675	\$110,906	\$114,233	\$117,660
Workers Compensation	\$10,000	3%	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048	\$13,439	\$13,842
Clothing	\$300	3%	\$309	\$318	\$328	\$338	\$348	\$358	\$369	\$380	\$391	\$403	\$415
Communications	\$1,000	3%	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384
Emergency Services Building Insurance & Operation	\$5,000	3%	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524	\$6,720	\$6,921
Food	\$300	3%	\$309	\$318	\$328	\$338	\$348	\$358	\$369	\$380	\$391	\$403	\$415
District Expense	\$1,000	3%	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384
Maintenance	\$3,500	3%	\$3,605	\$3,713	\$3,825	\$3,939	\$4,057	\$4,179	\$4,305	\$4,434	\$4,567	\$4,704	\$4,845
Equipment Maintenance	\$100	3%	\$103	\$106	\$109	\$113	\$116	\$119	\$123	\$127	\$130	\$134	\$138
Fuel (8671 & Equipment Fuel)	\$5,000	3%	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524	\$6,720	\$6,921
5130 Structure Maintenance	\$1,000	3%	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384
Maintenance-Structure Rental Property	\$1,000	3%	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384
Medical Supplies	\$0	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Misc Expences	\$1,000	3%	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384
Office Expense	\$500	3%	\$515	\$530	\$546	\$563	\$580	\$597	\$615	\$633	\$652	\$672	\$692
Professional Services	\$4,300	3%	\$4,429	\$4,562	\$4,699	\$4,840	\$4,985	\$5,134	\$5,288	\$5,447	\$5,611	\$5,779	\$5,952
Rents Leases & Structures	\$0	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100 Commerical Liability Insurance	\$4,000	3%	\$4,120	\$4,244	\$4,371	\$4,502	\$4,637	\$4,776	\$4,919	\$5,067	\$5,219	\$5,376	\$5,537
Small Tools & Instruments	\$200	3%	\$206	\$212	\$219	\$225	\$232	\$239	\$246	\$253	\$261	\$269	\$277
Special District Expense	\$0	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Expense-Fire Equipment	\$0	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Expense-Prevention Division	\$300	3%	\$309	\$318	\$328	\$338	\$348	\$358	\$369	\$380	\$391	\$403	\$415
Special Expense Training	\$200	3%	\$206	\$212	\$219	\$225	\$232	\$239	\$246	\$253	\$261	\$269	\$277
Utilities	\$6,500	3%	\$6,695	\$6,896	\$7,103	\$7,316	\$7,535	\$7,761	\$7,994	\$8,234	\$8,481	\$8,735	\$8,998
Contingency	\$3,333		\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333
Total Fire Fund	\$150,583		\$186,889	\$198,335	\$204,285	\$210,414	\$216,726	\$223,228	\$229,925	\$236,823	\$243,927	\$251,245	\$258,783
Total Fire Revenue - Table 4	\$111,250		\$112,788	\$262,371	\$270,242	\$278,350	\$287,410	\$296,472	\$305,592	\$316,001	\$325,881	\$337,716	\$348,696
Projected Revenue Surplus / Deficit	(\$150,583)		(\$74,101)	\$64,036	\$65,957	\$67,936	\$70,684	\$73,243	\$75,667	\$79,179	\$81,954	\$86,471	\$89,913

Proposed Fire Assessment Calculation

Current Fire EBUs		0	3,200	3,200	3,200	3,210	3,216	3,219	3,235	3,240	3,265	
New Residential Units - Samoa		80	0	0	10	6	3	16	5	25	0	
New Commerical Units - Samoa		0	0	0	0	0	0	0	0	0	10	
Fire EBUs		3,200	3,200	3,200	3,210	3,216	3,219	3,235	3,240	3,265	3,275	
Proposed Fire Assessment	3%		\$65.00	\$66.95	\$68.96	\$71.03	\$73.16	\$75.35	\$77.61	\$79.94	\$82.34	\$84.81
Total Fire Revenue			\$208,000	\$214,240	\$220,667	\$227,997	\$235,276	\$242,561	\$251,079	\$259,011	\$268,840	\$277,754
Annual Surplus/(Defecit)			\$9,665	\$9,955	\$10,253	\$11,271	\$12,048	\$12,636	\$14,257	\$15,084	\$17,595	\$18,971

Detailed Operating Expenditures - Water

		0	1	2	3	4	5	6	7	8	9	10
	2019/20 Escalator	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Water Operating Costs (by fund type)												
Salaries-Maintenance*	\$44,208 3%	\$45,534	\$46,900	\$48,307	\$49,756	\$51,249	\$52,786	\$54,370	\$56,001	\$57,681	\$59,411	\$61,194
Overtime Salaries - Maintenance*	\$8,842 3%	\$9,107	\$9,380	\$9,661	\$9,951	\$10,250	\$10,557	\$10,874	\$11,200	\$11,536	\$11,882	\$12,239
Contract Engineering Services	\$15,450 3%	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572	\$20,159	\$20,764	\$21,386
Supplies	\$3,605 3%	\$3,713	\$3,825	\$3,939	\$4,057	\$4,179	\$4,305	\$4,434	\$4,567	\$4,704	\$4,845	\$4,990
Chemicals	\$1,236 3%	\$1,273	\$1,311	\$1,351	\$1,391	\$1,433	\$1,476	\$1,520	\$1,566	\$1,613	\$1,661	\$1,711
Miscellaneous	\$1,545 3%	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957	\$2,016	\$2,076	\$2,139
Lab Testing	\$1,545 3%	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957	\$2,016	\$2,076	\$2,139
Memberships/Dues	\$361 3%	\$371	\$382	\$394	\$406	\$418	\$430	\$443	\$457	\$470	\$484	\$499
Cost of Wholesale Water from HBMWD	\$5,831 3%	\$6,006	\$6,186	\$6,372	\$6,563	\$6,760	\$6,962	\$7,171	\$7,386	\$7,608	\$7,836	\$8,071
Insurance	\$61,800 3%	\$63,654	\$65,564	\$67,531	\$69,556	\$71,643	\$73,792	\$76,006	\$78,286	\$80,635	\$83,054	\$85,546
Vehicle Expense	\$773 3%	\$796	\$820	\$844	\$869	\$896	\$922	\$950	\$979	\$1,008	\$1,038	\$1,069
Electricity	\$49,440 3%	\$50,923	\$52,451	\$54,024	\$55,645	\$57,315	\$59,034	\$60,805	\$62,629	\$64,508	\$66,443	\$68,437
Small Tools	\$515 3%	\$530	\$546	\$563	\$580	\$597	\$615	\$633	\$652	\$672	\$692	\$713
Cellular Phone	\$618 3%	\$637	\$656	\$675	\$696	\$716	\$738	\$760	\$783	\$806	\$831	\$855
Publishing/Notices	\$361 3%	\$371	\$382	\$394	\$406	\$418	\$430	\$443	\$457	\$470	\$484	\$499
Schools/Training	\$361 3%	\$371	\$382	\$394	\$406	\$418	\$430	\$443	\$457	\$470	\$484	\$499
Licenses	\$361 3%	\$371	\$382	\$394	\$406	\$418	\$430	\$443	\$457	\$470	\$484	\$499
Conferences/Meetings	\$515 3%	\$530	\$546	\$563	\$580	\$597	\$615	\$633	\$652	\$672	\$692	\$713
Collections	\$773 3%	\$796	\$820	\$844	\$869	\$896	\$922	\$950	\$979	\$1,008	\$1,038	\$1,069
Professional Services Legal/Accounting	\$1,236 3%	\$1,273	\$1,311	\$1,351	\$1,391	\$1,433	\$1,476	\$1,520	\$1,566	\$1,613	\$1,661	\$1,711
Bad Debt	\$515 3%	\$530	\$546	\$563	\$580	\$597	\$615	\$633	\$652	\$672	\$692	\$713
Contingency	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333
Total Water Fund	\$203,220	\$209,217	\$215,393	\$221,755	\$228,308	\$235,057	\$242,009	\$249,169	\$256,544	\$264,140	\$271,965	\$280,024

Proposed Rate Calculation - Water

Water Operating Revenues - Fund Type												
Proposed Water Rates *	5%	\$70.00	\$73.50	\$77.18	\$81.03	\$85.09	\$89.34	\$93.81	\$98.50	\$103.42	\$106.52	
Water EDUs		190	190	200	206	209	225	230	255	265	266	
Total Water Revenue Option 3 - Table 6		\$159,600	\$167,580	\$185,220	\$200,315	\$213,394	\$241,217	\$258,906	\$301,401	\$328,882	\$340,026	
Annual Surplus/(Defecit)		(\$55,793)	(\$54,175)	(\$43,088)	(\$34,742)	(\$28,615)	(\$7,952)	\$2,362	\$37,260	\$56,917	\$60,003	

1 - Rates set to limit the total bill in Year 1 to \$200/mo/EBU

*Conservative assumption higher than personnel costs projected in Table 3

Does not include Capital Outlay (replaced by Table 12+13)

Source: Samoa Water System Operations Budget Nov 2018

Table 6: Wastewater Expenditures

Annual Operating Expenditures - Wastewater

	Budget Y0		0	1	2	3	4	5	6	7	8	9	10
	2019/20	Escalator	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Wastewater Operating Costs - Fund Type													
Salaries-Maintenance*	\$71,463	3%	\$73,606	\$75,815	\$78,089	\$80,432	\$82,845	\$85,330	\$87,890	\$90,527	\$93,242	\$96,040	\$98,921
Overtime Salaries - Maintenance*	\$14,293	3%	\$14,722	\$15,163	\$15,618	\$16,087	\$16,570	\$17,067	\$17,579	\$18,106	\$18,649	\$19,209	\$19,785
Contract Engineering Services	\$15,000	3%	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572	\$20,159	\$20,764
Supplies	\$20,000	3%	\$20,600	\$21,218	\$21,855	\$22,510	\$23,185	\$23,881	\$24,597	\$25,335	\$26,095	\$26,878	\$27,685
Laboratory and Chemicals	\$9,000	3%	\$9,270	\$9,548	\$9,835	\$10,130	\$10,433	\$10,746	\$11,069	\$11,401	\$11,743	\$12,095	\$12,458
Miscellaneous	\$1,000	3%	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384
Membership Dues	\$700	3%	\$721	\$743	\$765	\$788	\$811	\$836	\$861	\$887	\$913	\$941	\$969
Telephone	\$700	3%	\$721	\$743	\$765	\$788	\$811	\$836	\$861	\$887	\$913	\$941	\$969
Alarm System	\$500	3%	\$515	\$530	\$546	\$563	\$580	\$597	\$615	\$633	\$652	\$672	\$692
Plant & Pump Repairs & Maintenance	\$5,000	3%	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524	\$6,720	\$6,921
RMT II Ocean Outfall Lease Expense	\$11,500	3%	\$11,845	\$12,200	\$12,566	\$12,943	\$13,332	\$13,732	\$14,144	\$14,568	\$15,005	\$15,455	\$15,919
Electricity	\$60,000	3%	\$61,800	\$63,654	\$65,564	\$67,531	\$69,556	\$71,643	\$73,792	\$76,006	\$78,286	\$80,635	\$83,054
Vehicle Expense	\$4,500	3%	\$4,635	\$4,774	\$4,917	\$5,065	\$5,217	\$5,373	\$5,534	\$5,700	\$5,871	\$6,048	\$6,229
Electricity	\$9,060	3%	\$9,332	\$9,612	\$9,900	\$10,197	\$10,503	\$10,818	\$11,143	\$11,477	\$11,821	\$12,176	\$12,541
Small Tools	\$1,500	3%	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957	\$2,016	\$2,076
Equipment Rentals	\$1,000	3%	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384
Cellular Phone	\$1,800	3%	\$1,854	\$1,910	\$1,967	\$2,026	\$2,087	\$2,149	\$2,214	\$2,280	\$2,349	\$2,419	\$2,492
Publishing/Notices	\$750	3%	\$773	\$796	\$820	\$844	\$869	\$896	\$922	\$950	\$979	\$1,008	\$1,038
School/Training	\$750	3%	\$773	\$796	\$820	\$844	\$869	\$896	\$922	\$950	\$979	\$1,008	\$1,038
Licenses	\$900	3%	\$927	\$955	\$983	\$1,013	\$1,043	\$1,075	\$1,107	\$1,140	\$1,174	\$1,210	\$1,246
Discharge Permit	\$3,000	3%	\$3,090	\$3,183	\$3,278	\$3,377	\$3,478	\$3,582	\$3,690	\$3,800	\$3,914	\$4,032	\$4,153
Travel and Meetings	\$1,500	3%	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957	\$2,016	\$2,076
Collections	\$1,500	3%	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957	\$2,016	\$2,076
Professional Services Legal/Accounting	\$2,400	3%	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866	\$2,952	\$3,040	\$3,131	\$3,225	\$3,322
Contingency	\$3,333		\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333
Total Wastewater Fund	\$241,149		\$248,283	\$255,632	\$263,201	\$270,997	\$279,027	\$287,297	\$295,816	\$304,591	\$313,629	\$322,937	\$332,526

Proposed Rate Calculation - Wastewater

Wastewater EDUs		190	190	200	206	209	225	230	255	265	266	
Proposed Wastewater Rates *	5%	\$85.00	\$89.25	\$93.71	\$98.40	\$103.32	\$108.48	\$113.91	\$119.60	\$125.58	\$131.86	
Total Wastewater Revenue - Table 6		\$193,800	\$203,490	\$224,910	\$243,240	\$259,122	\$292,907	\$314,386	\$365,987	\$399,356	\$420,906	
Annual Surplus/(Defecit)			(\$61,832)	(\$59,711)	(\$46,087)	(\$35,787)	(\$28,176)	(\$2,910)	\$9,796	\$52,358	\$76,419	\$88,381

1 - Rates set to limit the total bill in Year 1 to \$200/mo/EBU

*Conservative assumption higher than personnel costs projected in Table 3

Does not include Capital Outlay (Table 8)

Source: Samoa Wastewater Projections Budget Nov 2018

Table 7: Water & Wastewater Rate Revenue Options

Summary of Water & Wastewater Rate Options

	0		1	2	3	4	5	6	7	8	9	10	
	2018/19	2019/20	Escalator	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
W&WW Projected EDUs (Samoa Only - Table 1)	110	110		190	190	200	206	209	225	230	255	265	266

Option 1

Water and Wastewater rates recover full operating cost

Water - Option 2

Monthly Service Charge - Water			3%	\$97.26	\$100.18	\$103.18	\$106.28	\$109.47	\$112.75	\$116.13	\$119.62	\$123.21	\$126.90
Monthly Service Water Revenue Samoa	\$0			\$221,755	\$228,408	\$247,642	\$262,724	\$274,546	\$304,431	\$320,532	\$366,034	\$391,800	\$405,076
Other	\$0	\$2,000		\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Total Water Operating Fund Revenues	\$0	\$2,000		\$223,755	\$230,408	\$249,642	\$264,724	\$276,546	\$306,431	\$322,532	\$368,034	\$393,800	\$407,076

Wastewater - Option 2

Monthly Service Charge - Wastewater			3%	\$114.34	\$117.77	\$121.31	\$124.95	\$128.69	\$132.55	\$136.53	\$140.63	\$144.85	\$149.19
Monthly Wastewater Revenue Samoa	\$0			\$260,701	\$268,522	\$276,577	\$284,875	\$293,421	\$302,224	\$311,290	\$320,629	\$330,248	\$340,155
Interest	\$0	\$1,000		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Other	\$0	\$1,500		\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Total Wastewater Operating Fund Revenues	\$0	\$2,500		\$263,201	\$271,022	\$279,077	\$287,375	\$295,921	\$304,724	\$313,790	\$323,129	\$332,748	\$342,655

Option 2 (Proposed)

Below \$200/EBU for all services

Water - Option 2

Monthly Service Charge - Water			5%	\$70.00	\$73.50	\$77.18	\$81.03	\$85.09	\$89.34	\$93.81	\$98.50	\$103.42	\$106.52
Monthly Service Water Revenue Samoa	\$0			\$159,600	\$167,580	\$185,220	\$200,315	\$213,394	\$241,217	\$258,906	\$301,401	\$328,882	\$340,026
Other	\$0	\$2,000		\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Total Water Operating Fund Revenues	\$0	\$2,000		\$161,600	\$169,580	\$187,220	\$202,315	\$215,394	\$243,217	\$260,906	\$303,401	\$330,882	\$342,026

Wastewater - Option 3

Monthly Service Charge - Wastewater			5%	\$85.00	\$89.25	\$93.71	\$98.40	\$103.32	\$108.48	\$113.91	\$119.60	\$125.58	\$131.86
Monthly Wastewater Revenue Samoa	\$0	\$0		\$193,800	\$203,490	\$224,910	\$243,240	\$259,122	\$292,907	\$314,386	\$365,987	\$399,356	\$420,906
Interest	\$0	\$1,000		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Other	\$0	\$1,500		\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Total Wastewater Operating Fund Revenues	\$0	\$2,500		\$196,300	\$205,990	\$227,410	\$245,740	\$261,622	\$295,407	\$316,886	\$368,487	\$401,856	\$423,406

1 - Proposed Rates based on total operations and maintenance budget (see Table 7 and 8)

2 - Rates reduced so that bills are lower than \$200/mo for all services in Year 1

Does not include Fairhaven revenue \$15/mo

Source: Samoa Water System Operations Budget Nov 2018

Peninsula CSD Financial Plan
 Table 8: Stormdrain

5/7/2021

Annual Operating Expenditures - Stormdrain

	Budget Y0		0	1	2	3	4	5	6	7	8	9	10
	2019/20	Escalation	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Storm Personnel Costs - Table 3	\$986		\$3,146	\$3,658	\$3,768	\$3,881	\$3,997	\$4,117	\$4,240	\$4,368	\$4,499	\$4,634	\$4,773
Operations - Stormdrain	\$10,000	3%	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048	\$13,439	\$13,842
Contingency	\$3,333		\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333
Total Storm Fund	\$14,320		\$16,780	\$17,600	\$18,028	\$18,469	\$18,923	\$19,391	\$19,872	\$20,369	\$20,880	\$21,406	\$21,948

Proposed Annual Assessment - Stormdrain

Previous Year EBUs	250		250	330	330	330	340	346	349	365	370	395	405
New Residential Units - Samoa	0		80	0	0	10	6	3	16	5	25	0	1
New Commerical Units - Samoa	0		0	0	0	0	0	0	0	0	0	10	0
Stormdrain EBUs	250		330	330	330	340	346	349	365	370	395	405	406
Monthly Storm Rate per EBU		3%		\$5.00	\$5.15	\$5.30	\$5.46	\$5.63	\$5.80	\$5.97	\$6.15	\$6.33	\$6.52
Annual Storm Rate per EBU				\$60.00	\$61.80	\$63.65	\$65.56	\$67.53	\$69.56	\$71.64	\$73.79	\$76.01	\$78.29
<i>Annual Stormdrain Revenue (Calculated)</i>				<i>\$19,800</i>	<i>\$20,394</i>	<i>\$21,642</i>	<i>\$22,685</i>	<i>\$23,568</i>	<i>\$25,388</i>	<i>\$26,508</i>	<i>\$29,148</i>	<i>\$30,783</i>	<i>\$31,784</i>

Annual Operating Expenditures - Parks & Recreation

	Budget Y0		0	1	2	3	4	5	6	7	8	9	10
	2019/20	Escalation	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Parks Personnel Costs - Table 3	\$1,644		\$3,804	\$4,613	\$4,752	\$4,894	\$5,041	\$5,192	\$5,348	\$5,508	\$5,674	\$5,844	\$6,019
Samoa Basic Trail Maintenance	\$24,000	3%	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823	\$28,657	\$29,517	\$30,402	\$31,315	\$32,254	\$33,222
Operations -Parks&Rec	\$20,000	3%	\$20,600	\$21,218	\$21,855	\$22,510	\$23,185	\$23,881	\$24,597	\$25,335	\$26,095	\$26,878	\$27,685
Contingency	\$3,333		\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333
Total Operating Expenditures	\$48,977		\$52,457	\$54,626	\$56,165	\$57,750	\$59,382	\$61,064	\$62,796	\$64,580	\$66,417	\$68,309	\$70,259

Proposed Annual Assessment - Parks & Recreation

	Budget Y0		0	1	2	3	4	5	6	7	8	9	10
	2019/20	Escalation	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Current Parks & Rec EBUs	200		200	280	280	280	290	296	299	315	320	345	355
New Residential Units - Samoa	0		80	0	0	10	6	3	16	5	25	0	1
New Commerical Units - Samoa	0		0	0	0	0	0	0	0	0	0	10	0
Total Parks & Rec EBUs	200		280	280	280	290	296	299	315	320	345	355	356
Proposed Annual Assessment, \$/Ebu (Rounded)				\$196.00	\$201.00	\$200.00	\$201.00	\$205.00	\$200.00	\$202.00	\$193.00	\$193.00	\$198.00
Estimated Annual Revenue				\$54,880	\$56,280	\$58,000	\$59,496	\$61,295	\$63,000	\$64,640	\$66,585	\$68,515	\$70,488

Annual Operating Expenditures - Streets & Lighting

	Budget Y0		0	1	2	3	4	5	6	7	8	9	10
	2019/20	Escalation	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Streets Personnel Costs - Table 3	\$1,644		\$3,804	\$4,613	\$4,752	\$4,894	\$5,041	\$5,192	\$5,348	\$5,508	\$5,674	\$5,844	\$6,019
Operations - Streets&Lighting	\$50,000	3%	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964	\$59,703	\$61,494	\$63,339	\$65,239	\$67,196	\$69,212
Contingency	\$3,333		\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333
Total Operating Expenditures	\$54,977		\$58,637	\$60,991	\$62,721	\$64,503	\$66,338	\$68,228	\$70,175	\$72,180	\$74,246	\$76,373	\$78,564

Proposed Annual Assessment - Streets & Lighting

	Budget Y0		0	1	2	3	4	5	6	7	8	9	10
	2019/20	Escalation	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Previous Year EBUs	200		200	280	280	280	290	296	299	315	320	345	355
New Residential Units - Samoa	0		80	0	0	10	6	3	16	5	25	0	1
New Commerical Units - Samoa	0		0	0	0	0	0	0	0	0	0	10	0
Streetlight EBUs	200		280	280	280	290	296	299	315	320	345	355	356
Proposed Annual Assessment, \$/EBU (Rounded)				\$218.00	\$225.00	\$223.00	\$225.00	\$229.00	\$223.00	\$226.00	\$216.00	\$216.00	\$221.00
Estimated Annual Revenue				\$61,040	\$63,000	\$64,670	\$66,600	\$68,471	\$70,245	\$72,320	\$74,520	\$76,680	\$78,676

Table 11A: CIP Project Descriptions

Capital Improvement Plan - Project Descriptions

Project #	Description	Phase	Total Cost
1	Major infrastructure improvements: Vance Ave, wastewater & water infrastructure. Open space; 2 developed areas on Vance Ave.	1	\$9,467,870
23	Wastewater conveyance pipe from Samoa to Manhole #5	1	\$240,023
2	Exist. mixed use, some existing residential development	2	\$323,247
3	Existing residential area west of Bay View Ave., bordered by Rideout Rd to north	3	\$137,197
4	Exist. mixed use area east of Vance Ave.	4	\$137,198
5	Existing residential, open space west of NNBR.; area east of Vance Ave., exist. residential area bisected by Fenwick Ave.	5	\$160,045
6	Existing residential area west of Vance Ave., south of Phase 1 & west of Phase 2, bisected by Samoa Court	6	\$56,756
7	Existing residential area east of NNBR, exist residential bisected by Sunset Ave., bordered by Phase 2	7	\$226,565
8	Exist. commercial area between Vance & Bay View Ave S.	8	\$149,307
9	Primarily open space area west of Vance Ave., inc.Tulip Lane and one residential property, soccer field	9	\$40,885
10	Proposed new residential between Vance and Bay View Ave., bisected by Murray Rd.	10	\$277,190
11	New residential area west side of Vance Ave. Geary Ct forms border between Phases 11 & 12	11	\$178,784
12	New residential area bordered by Phases 11, 13 and 14, bordered by Hammond Rd., bisected by Driftwood Ln, bordered by Murphy Ave	12	\$192,756
13	New residential area SW of Phases 12 & 14 and bordered by Phase 1, bisected by Geary St.,	13	\$160,520
14	New residential area bisected by Hammond Ave, west of Phases 6 & 12, bordered by Phases 13 & 15	14	\$230,026
15	New residential area bisected by Geary & Hammond Sts, bordered by Sawmill Rd, next to Phases 14, 16, 17	15	\$392,168
16	New residential area with Ocean Front Avenue access	16	\$168,062
17	New mixed use area bisected by Ocean Front Ave	17	\$154,957
18	New mixed use area i bisected by Hammond St., west of Phases 16, 17 & 19	18	\$141,968
19	New residential area partially surrounded by Phases 17 -18, bisected by Hammond St	19	\$101,464
20	Business Park (Tugboat Street)	20	\$182,685
21	Business Park (Admiral Lane)	20	\$150,296
22	Business Park (Compass Avenue)	20	\$34,847

Source: Samoa Buildout Projections By Phase v2.xlsx

Capital Improvement Plan

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Fiscal Year (Estimated Schedule)	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
Project #																				
1	\$9,467,869																			
23	\$240,000																			
2		\$323,245																		
3			\$137,194																	
4				\$137,194																
5					\$160,040															
6						\$56,750														
7							\$226,558													
8								\$149,299												
9									\$40,876											
10										\$277,180										
11											\$178,773									
12												\$192,744								
13													\$160,507							
14														\$230,012						
15															\$392,153					
16																\$168,046				
17																	\$154,940			
18																		\$141,950		
19																			\$101,445	
20																				
21																				
22																				
Subtotal Projects	\$9,707,869	\$0	\$323,245	\$137,194	\$137,194	\$160,040	\$56,750	\$226,558	\$149,299	\$40,876	\$277,180	\$178,773	\$192,744	\$160,507	\$230,012	\$392,153	\$168,046	\$154,940	\$141,950	\$101,445
<i>Annual Cost Inflation*</i>	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Total Projects - Inflation	\$9,999,105	\$0	\$353,219	\$154,413	\$159,045	\$191,096	\$69,795	\$286,997	\$194,801	\$54,934	\$383,682	\$254,887	\$283,050	\$242,780	\$358,351	\$629,290	\$277,754	\$263,775	\$248,910	\$183,221

ENR 20-City Construction Cost Index, average annual increase approx. 3%

Peninsula CSD Financial Plan
 Table 12: Preliminary Funding Sources

5/7/2021

Preliminary Funding Sources

PCSD - Operating Costs	Funding Source
Fire Protection, EMS, and Tsunami Preparedness	Property Assessments, Rents and Concessions, Other Sources
Water	Rates and Charges (Monthly)
Wastewater	Rates and Charges (Monthly)
Stormdrainage	Rates and Charges (Annual)
Parks & Recreation	Property Assessments
Streets & Lighting	Property Assessments
PCSD - Capital Costs	Funding Source
Fire Protection, EMS, and Tsunami Preparedness	Developer Funding
Water	Developer Funding
Wastewater	Developer Funding
Stormdrainage	Developer Funding
Parks & Recreation	Developer Funding
Streets & Lighting	Developer Funding

Combined Cash Flow Projection - Option 1

<i>Water and Wastewater rates recover full operating cost</i>										
Year	1	2	3	4	5	6	7	8	9	10
# Samoa Water/Wastewater Users	190	190	200	206	209	225	230	255	265	266
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Total Beginning Fund Balance	\$0	\$23,598	\$45,526	\$80,695	\$125,480	\$176,190	\$250,494	\$335,438	\$459,416	\$604,156
REVENUES										
Rate Revenue - Water (Option 1)	\$221,755	\$228,408	\$247,642	\$262,724	\$274,546	\$304,431	\$320,532	\$366,034	\$391,800	\$405,076
Rate Revenue - Wastewater (Option 1)	\$260,701	\$268,522	\$276,577	\$284,875	\$293,421	\$302,224	\$311,290	\$320,629	\$330,248	\$340,155
Assessment Revenue - Fire	\$208,000	\$214,240	\$220,667	\$227,997	\$235,276	\$242,561	\$251,079	\$259,011	\$268,840	\$277,754
Rate Revenue - Storm	\$19,800	\$18,028	\$18,469	\$18,923	\$19,391	\$19,872	\$20,369	\$20,880	\$21,406	\$21,948
Assessment Revenue - Parks & Rec	\$54,880	\$56,165	\$57,750	\$59,382	\$61,064	\$62,796	\$64,580	\$66,417	\$68,309	\$70,259
Assessment Revenue - Streets & Lighting	\$61,040	\$62,721	\$64,503	\$66,338	\$68,228	\$70,175	\$72,180	\$74,246	\$76,373	\$78,564
Developer Funding - Capital	\$9,707,869	\$0	\$323,245	\$137,194	\$137,194	\$160,040	\$56,750	\$226,558	\$149,299	\$40,876
Total Revenue	\$10,534,045	\$848,084	\$1,208,853	\$1,057,433	\$1,089,120	\$1,162,098	\$1,096,780	\$1,333,774	\$1,306,275	\$1,234,632
EXPENSES										
Operations - Water	\$215,393	\$221,755	\$228,308	\$235,057	\$242,009	\$249,169	\$256,544	\$264,140	\$271,965	\$280,024
Operations - Wastewater	\$255,632	\$263,201	\$270,997	\$279,027	\$287,297	\$295,816	\$304,591	\$313,629	\$322,937	\$332,526
Operations - Fire	\$198,335	\$204,285	\$210,414	\$216,726	\$223,228	\$229,925	\$236,823	\$243,927	\$251,245	\$258,783
Operations - Storm	\$17,600	\$18,028	\$18,469	\$18,923	\$19,391	\$19,872	\$20,369	\$20,880	\$21,406	\$21,948
Operations - Parks & Rec	\$54,626	\$56,165	\$57,750	\$59,382	\$61,064	\$62,796	\$64,580	\$66,417	\$68,309	\$70,259
Operations - Streets & Lighting	\$60,991	\$62,721	\$64,503	\$66,338	\$68,228	\$70,175	\$72,180	\$74,246	\$76,373	\$78,564
Capital Improvement	\$9,707,869	\$0	\$323,245	\$137,194	\$137,194	\$160,040	\$56,750	\$226,558	\$149,299	\$40,876
Total Expenditures	\$10,510,447	\$826,155	\$1,173,685	\$1,012,647	\$1,038,411	\$1,087,793	\$1,011,836	\$1,209,797	\$1,161,534	\$1,082,979
Net Revenues										
Water	\$6,362	\$6,653	\$19,334	\$27,667	\$32,537	\$55,262	\$63,988	\$101,893	\$119,835	\$125,053
Wastewater	\$5,069	\$5,321	\$5,581	\$5,848	\$6,124	\$6,407	\$6,699	\$7,000	\$7,310	\$7,630
Fire	\$9,665	\$9,955	\$10,253	\$11,271	\$12,048	\$12,636	\$14,257	\$15,084	\$17,595	\$18,971
Storm	\$2,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streets & Lighting	\$254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Recreation	\$49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Net Revenue	\$23,598	\$21,928	\$35,168	\$44,786	\$50,709	\$74,305	\$84,944	\$123,978	\$144,740	\$151,654
Total Ending Fund Balance	\$23,598	\$45,526	\$80,695	\$125,480	\$176,190	\$250,494	\$335,438	\$459,416	\$604,156	\$755,810
Fund Balance Target - 6 months total O&M	\$401,289	\$413,078	\$425,220	\$437,727	\$450,608	\$463,877	\$477,543	\$491,619	\$506,118	\$521,051

Peninsula CSD Financial Plan
Table 13B: Cash Flow Option 2

5/7/2021

Combined Cash Flow Projection - Option 2

<i>Below \$200/EBU for all services</i>										
Year	1	2	3	4	5	6	7	8	9	10
# Samoa Water/Wastewater Users	190	190	200	206	209	225	230	255	265	266
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Total Beginning Fund Balance	\$0	(\$103,458)	(\$205,389)	(\$282,311)	(\$339,568)	(\$382,310)	(\$378,536)	(\$350,121)	(\$243,418)	(\$90,488)
REVENUES										
Rate Revenue - Water (Option 2)	\$161,600	\$169,580	\$187,220	\$202,315	\$215,394	\$243,217	\$260,906	\$303,401	\$330,882	\$342,026
Rate Revenue - Wastewater (Option 2)	\$193,800	\$203,490	\$224,910	\$243,240	\$259,122	\$292,907	\$314,386	\$365,987	\$399,356	\$420,906
Assessment Revenue - Fire	\$208,000	\$214,240	\$220,667	\$227,997	\$235,276	\$242,561	\$251,079	\$259,011	\$268,840	\$277,754
Rate Revenue - Storm	\$19,800	\$18,028	\$18,469	\$18,923	\$19,391	\$19,872	\$20,369	\$20,880	\$21,406	\$21,948
Assessment Revenue - Parks & Rec	\$54,880	\$56,165	\$57,750	\$59,382	\$61,064	\$62,796	\$64,580	\$66,417	\$68,309	\$70,259
Assessment Revenue - Streets & Lighting	\$61,040	\$62,721	\$64,503	\$66,338	\$68,228	\$70,175	\$72,180	\$74,246	\$76,373	\$78,564
Developer Funding - Capital	\$9,707,869	\$0	\$323,245	\$137,194	\$137,194	\$160,040	\$56,750	\$226,558	\$149,299	\$40,876
Total Revenue	\$10,406,989	\$724,224	\$1,096,764	\$955,390	\$995,669	\$1,091,568	\$1,040,251	\$1,316,499	\$1,314,465	\$1,252,333
EXPENSES										
Operations - Water	\$215,393	\$221,755	\$228,308	\$235,057	\$242,009	\$249,169	\$256,544	\$264,140	\$271,965	\$280,024
Operations - Wastewater	\$255,632	\$263,201	\$270,997	\$279,027	\$287,297	\$295,816	\$304,591	\$313,629	\$322,937	\$332,526
Operations - Fire	\$198,335	\$204,285	\$210,414	\$216,726	\$223,228	\$229,925	\$236,823	\$243,927	\$251,245	\$258,783
Operations - Storm	\$17,600	\$18,028	\$18,469	\$18,923	\$19,391	\$19,872	\$20,369	\$20,880	\$21,406	\$21,948
Operations - Parks & Rec	\$54,626	\$56,165	\$57,750	\$59,382	\$61,064	\$62,796	\$64,580	\$66,417	\$68,309	\$70,259
Operations - Streets & Lighting	\$60,991	\$62,721	\$64,503	\$66,338	\$68,228	\$70,175	\$72,180	\$74,246	\$76,373	\$78,564
Capital Improvement	\$9,707,869	\$0	\$323,245	\$137,194	\$137,194	\$160,040	\$56,750	\$226,558	\$149,299	\$40,876
Total Expenditures	\$10,510,447	\$826,155	\$1,173,685	\$1,012,647	\$1,038,411	\$1,087,793	\$1,011,836	\$1,209,797	\$1,161,534	\$1,082,979
Net Revenues										
Water	(\$53,793)	(\$52,175)	(\$41,088)	(\$32,742)	(\$26,615)	(\$5,952)	\$4,362	\$39,260	\$58,917	\$62,003
Wastewater	(\$61,832)	(\$59,711)	(\$46,087)	(\$35,787)	(\$28,176)	(\$2,910)	\$9,796	\$52,358	\$76,419	\$88,381
Fire	\$9,665	\$9,955	\$10,253	\$11,271	\$12,048	\$12,636	\$14,257	\$15,084	\$17,595	\$18,971
Storm	\$2,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streets & Lighting	\$254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Recreation	\$49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Net Revenue	(\$103,458)	(\$101,931)	(\$76,921)	(\$57,257)	(\$42,742)	\$3,774	\$28,415	\$106,703	\$152,931	\$169,355
Total Ending Fund Balance	(\$103,458)	(\$205,389)	(\$282,311)	(\$339,568)	(\$382,310)	(\$378,536)	(\$350,121)	(\$243,418)	(\$90,488)	\$78,867
Fund Balance Target - 2 months total O&M	\$123,598	\$127,239	\$130,990	\$134,853	\$138,831	\$142,930	\$147,151	\$151,499	\$155,977	\$160,590

Proposed Rate and Fee Summary

		Option 1				
		<i>Water & Wastewater rates fund full O&M expense</i>				
Year		1	2	3	4	5
Fiscal Year		2021/22	2022/23	2023/24	2024/25	2025/26
<i>Water & Wastewater Rate Increase</i>			3%	3%	3%	3%
Water	Monthly Charges	\$97.26	\$100.18	\$103.18	\$106.28	\$109.47
Wastewater	Monthly Charges	\$114.34	\$117.77	\$121.31	\$124.95	\$128.69
Water & Wastewater	Combined Annual Rate	\$2,539.24	\$2,615.42	\$2,693.88	\$2,774.70	\$2,857.94
<i>All Other Services</i>			3%	3%	3%	3%
Fire	Annual Assessment	\$780.00	\$803.40	\$827.50	\$852.33	\$877.90
Storm	Annual Rate	\$60.00	\$61.80	\$63.65	\$65.56	\$67.53
Streets & Lighting	Annual Assessment	\$218.00	\$225.00	\$223.00	\$225.00	\$229.00
Parks & Rec	Annual Assessment	\$196.00	\$201.00	\$200.00	\$201.00	\$205.00
Total Annual Obligation	All Services	\$3,793.24	\$3,906.62	\$4,008.04	\$4,118.59	\$4,237.37
Total Monthly Obligation		\$316.10	\$325.55	\$334.00	\$343.22	\$353.11

		Option 2 (Proposed)				
		<i>Water & Wastewater rates set not to surpass \$200/mo for all services</i>				
Year		1	2	3	4	5
Fiscal Year		2021/22	2022/23	2023/24	2024/25	2025/26
<i>Water & Wastewater Rate Increase</i>			5%	5%	5%	5%
Water	Monthly Charges	\$70.00	\$73.50	\$77.18	\$81.03	\$85.09
Wastewater	Monthly Charges	\$85.00	\$89.25	\$93.71	\$98.40	\$103.32
Water & Wastewater	Combined Annual Rate	\$1,860.00	\$1,953.00	\$2,050.65	\$2,153.18	\$2,260.84
<i>All Other Services</i>			3%	3%	3%	3%
Fire	Annual Assessment	\$65.00	\$66.95	\$68.96	\$71.03	\$73.16
Storm	Annual Rate	\$60.00	\$61.80	\$63.65	\$65.56	\$67.53
Streets & Lighting	Annual Assessment	\$218.00	\$225.00	\$223.00	\$225.00	\$229.00
Parks & Rec	Annual Assessment	\$196.00	\$201.00	\$200.00	\$201.00	\$205.00
Total Annual Obligation	All Services	\$2,399.00	\$2,507.78	\$2,606.29	\$2,715.80	\$2,835.56
Total Monthly Obligation		\$199.92	\$208.98	\$217.19	\$226.32	\$236.30

Table 15: Rate Survey

FY 2020/21 Rate Survey

